



Westmount Road, London, SE9 1JE

**Asking Price £265,000**

A superb ONE bedroom conversion flat centrally located for both Eltham High Street and mainline station. Internally the accommodation comprises of a sizeable lounge, modern fitted kitchen and bathroom with a double bedroom overlooking the communal garden. The property comes with a quarter share of the freehold. Greenwich borough council tax band B. EPC rating C.

## COMMUNAL ENTRANCE

Stairs to the communal entrance.

## ENTRANCE

Stairs to the first floor, wooden door to the entrance hall.

## ENTRANCE HALL

Access to loft via hatch, coved ceiling, centre light point, laminate flooring, radiator.

## LOUNGE



A double glazed bay window to front, radiator, entry phone system, coved ceiling, centre light point, door to kitchen.

## KITCHEN



A fitted kitchen with a range of eye and base units, roll top work surface, tiled surround, single sink unit with stainless steel drainer and mixer taps, built in oven, four ring gas hob with extractor above, space for a free standing fridge freezer, coved ceiling, L shaped spotlights, plumbing for washing machine, double glazed window to front, coved ceiling, vinyl flooring.

## BEDROOM ONE



A double sash window to rear, radiator, coved ceiling, centre light point.

## BATHROOM



A three piece suite comprising a panel enclosed bath with mixer taps, wall mounted power shower with screen, vanity wash hand basin, enclosed low level w/c, coved ceiling, three way centre spotlight, towel rail radiator, tiled flooring.

## GARDEN

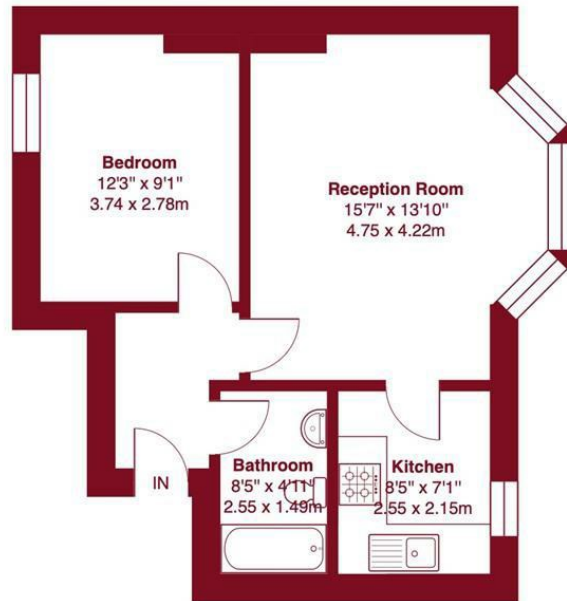


A walled garden to three sides, laid to lawn with your own private flower border, brick built storage area, bin storage, security lighting.



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Approximate Gross Internal Area = 464 sq ft / 43.1 sq m

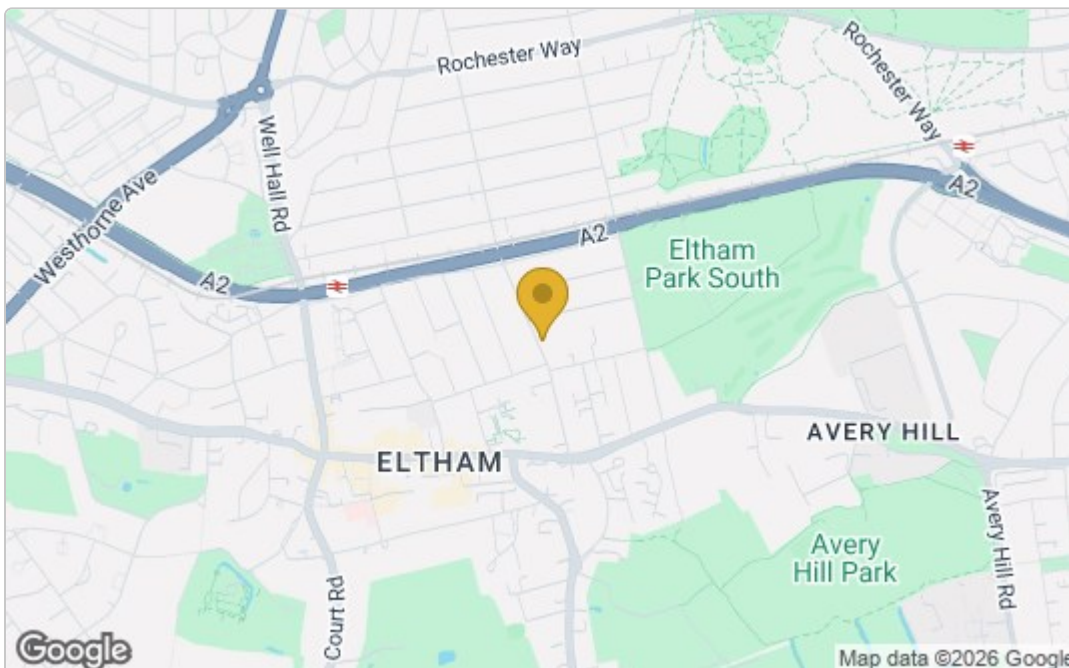


**Westmount** Estates

First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.Prime Square Photography.com / Copyright 2026

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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